

2011 Comprehensive Plan & Zoning Review - Property Owner Requests - February 23, 2012

URBANA REGION

CASE INFORMATION	PROPERTY		Pre-2010	Existing	Requested	BOCC	Staff Comments
CPZ11-UR-1 APPLICANT: Peggy Ann Webb, Merhi E. Giesler, Mary L. Fleming and James F. Giesler	TAX MAP: 96 PARCEL: 60 ACRES: 22.95 ac. LOCATION: w/s Urbana Pike/MD 355; east of MD 80; across from Cracked Claw Restaurant	COMP PLAN	Office/Resch./Ind. Village Center	Office/Resch./Ind. Village Center	Mixed Use	BY Motion to restore. PS second. Vote: 3-1-1 (DG opposed; KD absent)	Pre-2010 Plan: ORI/VC Plan and ORI/VC zoning Not downzoned in 2010. Property is located within the Urbana CGA. Urbana Pike frontage planned and zoned for VC land uses. Existing farmhouse and ag buildings remain on site. Staff would not object to MX land use and zoning on this parcel.
		ZONING	ORI VC	ORI VC	MX		
CPZ11-UR-2 APPLICANT: Kajen Group II, Inc.	TM: 97 P: 221 ACRES: 3 ac. LOCATION: w/s Green Valley Rd/MD 75; south of MD 80	COMP PLAN	Gen. Commercial	Ag/Rural	Gen. Commercial	BY Motion to restore. BS second. Vote: 3-1-1 (DG opposed; KD absent)	Pre-2010 Plan: GC Plan and GC zoning Vacant property is located outside of the Monrovia CGA. Also not included in pre-2010 larger Monrovia CGA. Staff would not object to GC land use and zoning on this parcel as part of an expanded Monrovia CGA. However, applicant may consider R-1 zoning as a more appropriate to combine with requested R-1 zoning on adjoining Burral property (UR-3).
		ZONING	GC	A	GC		
CPZ11-UR-3 APPLICANT: Catherine Burall	TAX MAP: 97 PARCEL: 3 ACRES: 93.84 ac. (area of change request: approx. 24.1 ac.) LOCATION: w/s Green Valley Rd/MD 75; s/s of MD 80; e/s of power transmission r.o.w.	COMP PLAN	Ag/Rural Resource Cons. Rural Neighborhood	Ag/Rural Natural Resrce.	Rural Res. (19.6 ac) Nat. Resrce. (4.5 ac)	BY Motion to approve the request. PS second. Vote: 3-1-1 (DG opposed; KD absent)	Pre-2010 Plan: AgRural/RC/Rural Neigh. Plan and A/R-1 zoning Vacant property is located outside of the Monrovia CGA. Also not included in pre-2010 larger Monrovia CGA. Re-alignment of MD 75 would split this parcel.
		ZONING	A R-1 (24.1 ac)	A	R-1 (24.1 ac)		
CPZ11-UR-4 APPLICANT: Franklin & Bess Gladhill	TM: 97 P. 12 (148.9 ac) P. 20 (65.4 ac) ACRES: 214.3 ac LOCATION: n/s & s/s of Gladhill Brothers Rd; east of Browningsville Rd	COMP PLAN	Rural Residential	Ag/Rural Rural Residential	Rural Residential	BY Motion to restore. PS second. Vote: 3-1-1 (DG opposed; KD absent)	Pre-2010 Plan: Rural Res. Plan and R-1 zoning Properties are not located within a CGA. Down-zoned due to proximity to other large agricultural parcels in the Green Valley area. Additional R-1 zoning will add to well/septic issues.
		ZONING	R-1	R-1 (11.4 ac) A (202.9 ac)	R-1		
CPZ11-UR-5 APPLICANT: Pleasants Investments Limited Partnership	TAX MAP: 105 PARCEL: 32 ACRES: 174.54 ac. LOCATION: s/s of Mott Rd; between I-270 & MD 355	COMP PLAN	Office/Resch./Ind. Limited Ind.	Office/Resch./Ind. Lim. Ind. (134.5 ac) Nat. Resrce (40 ac)	Office/Resch./Ind. Limited Ind. (174.5 ac)	BY Motion to restore. PS second. Vote: 3-1-1 (DG opposed; KD absent)	Pre-2010 Plan: ORI/LI Plan and ORI/LI zoning Property is located outside of the Urbana CGA. Previously within CGA (pre-2010). Seeking reversion of RC/NR acreage back to ORI/ORI. Staff would not object to reinstatement of pre-2010 CGA boundary, plan designation, and zoning on parcel 32.
		ZONING	ORI LI	ORI & LI (134.54 ac) RC (40 ac)	ORI & LI (174.54 ac)		

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CPZ11-UR-6 APPLICANT: Pleasants Investments Limited Partnership	TM: 105 P: 37 ACRES: 103.6 ac. LOCATION: n/s & s/s of Fire Tower Rd; e/s of I- 270; adjacent to Montgomery County line	COMP PLAN	Rur. Com. (24.8 ac) O/R/I (78.8 ac)	Ag/Rural Natural Resource	Rur. Com. (24.8 ac) O/R/I (78.8 ac)	PS Motion to restore. BY second. Vote: 3-1-1 (DG opposed; KD absent)	Pre-2010 Plan: ORI/RuralComm Plan and ORI/R-1 zoning Property is located outside of the Urbana CGA. Previously all but the R-1 area was within the CGA (2004 Urbana Plan). Seeking reversion to pre-2010 plan and zoning. Staff would not object to reinstatement of pre-2010 CGA boundary, ORI plan designation, and ORI zoning on parcel 37.
		ZONING	R-1 (24.8 ac) ORI (78.8 ac)	A RC	R-1 (24.8 ac) ORI (78.8 ac)		
CPZ11-UR-7 APPLICANT: Carol P. Myers – Trustee – Montgomery Family Trust	TAX MAP: 87 PARCEL: 26 ACRES: 152.84 ac. LOCATION: s/s of Ball Rd; east of Tabler Rd; north of Villages of Urbana	COMP PLAN	Ag/Rural Resources Cons. (within Urbana CGA)	Ag/Rural	Low Density Res.	BY Motion to restore in CGA only. PS second. Vote: 3-1-1 (DG opposed; KD absent)	Pre-2010 Plan: AgRural/RC Plan and A zoning Not downzoned in 2010. Farmed property is located outside of the Urbana CGA. Previously included in pre-2010 larger Urbana CGA. Applicant seeks inclusion within CGA and LDR plan designation. Staff would not support LDR plan designation. Expansion of CGA should be examined within the context of a Community Plan update.
		ZONING	A	A	A		
CPZ11-UR-8 APPLICANT: David Montgomery	TM: 87 P: 201 ACRES: 82.68 ac. LOCATION: n/s of Ball Rd; east of Tabler Rd; north of Villages of Urbana	COMP PLAN	Ag/Rural Resource Cons. (within Urbana CGA)	Ag/Rural Natural Resource	Low Density Res. Natural Resource	BY Motion to restore in CGA only. PS second. Vote: 3-1-1 (DG opposed; KD absent)	Pre-2010 Plan: AgRural/RC Plan and A/RC zoning Not downzoned in 2010. Farmed property is located outside of the Urbana CGA. Previously 65% included in pre-2010, larger Urbana CGA. Applicant seeks inclusion within CGA and LDR plan designation. Staff would not support LDR plan designation. Expansion of CGA should be examined within the context of a Community Plan update.
		ZONING	A RC	A RC	A RC		
CPZ11-UR-9 APPLICANT: Charlotte Montgomery	TAX MAP: 87 PARCEL: 49 ACRES: 110.35 ac. LOCATION: n/s of Ball Rd; west of Ijamsville Rd; north of Villages of Urbana	COMP PLAN	Ag/Rural (within Urbana CGA)	Ag/Rural	Low Density Res.	BY Motion to restore in CGA only. PS second. Vote: 3-1-1 (DG opposed; KD absent)	Pre-2010 Plan: AgRural Plan and A zoning Not downzoned in 2010. Farmed property is located outside of the Urbana CGA. Previously included in pre-2010, larger Urbana CGA. Applicant seeks inclusion within CGA and LDR plan designation. Staff would not support LDR plan designation. Expansion of CGA should be examined within the context of a Community Plan update.
		ZONING	A	A	A		
CPZ11-UR-10 APPLICANT: R. Michael Parrotte	TM: 96 P: 208 (Lot 34) ACRES: 22.69 ac. LOCATION: w/s of Roderick Rd; s/s of Fingerboard Rd; southwest of Urbana	COMP PLAN	Rural Subdv.	Rur. Res. (14.8 ac) Ag/Rural (7.89 ac)	Ag/Rural	BY Motion to approve the request. PS second. Vote: 3-1-1 (DG opposed; KD absent)	Pre-2010 Plan: Rural Sub. Plan and R-1/A zoning Not downzoned in 2010. Property is located outside of the Urbana CGA. Currently has split zoning with A and R-1. Staff does not object to applying A zoning on entire parcel.
		ZONING	R-1 A	R-1 (14.8 ac) A (7.89 ac)	A		

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CASE INFORMATION	PROPERTY		Pre-2010	Existing	Requested	BOCC	Staff Comments
CPZ11-UR-11 APPLICANT: Eskay Family LLC	TAX MAP: 106 PARCEL: 6 ACRES: 20.88 ac. (of 37+ ac. parcel) LOCATION: south of Cold Brook Dr; west of Browningsville Rd; spans Frederick/Montgomery County boundary	COMP PLAN	Rural Neighborhood	Rur. Res. (4 ac.) Ag/Rural (16.88 ac)	Rur. Res. (20.88 ac)	BY Motion to restore. BS second. Vote: 3-1-1 (DG opposed; KD absent)	Pre-2010 Plan: Rural Neigh. Plan and R-1 zoning Property is located outside of any CGA and spans the Frederick & Montgomery County boundary with 40% land in Mont. Co.. Applicant seeks to extend R-1 zoning onto remaining 17 acres. At the landowner's request in 2009, the BoCC maintained approx. 4 acres of R-1 zoning to allow Eskay family to complete subdivision activity.
		ZONING	R-1	R-1 (4 ac.) A (16.88 ac)	R-1 (20.88 ac)		
CPZ11-UR-12 APPLICANT: Donald Franz	TM: 98 P: 8 ACRES: 144 ac. LOCATION: s/s MD 80/Fingerboard Rd; west of Maryland Manor Ct	COMP PLAN	Rural Neighborhood Resource Cons.	Ag/Rural Natural Resource	Rural Residential	BY Motion to restore. BS second. Vote: 3-1-1 (DG opposed; KD absent)	Pre-2010 Plan: Rural Neigh./RC Plan and R-1 zoning Property is currently farmed and located outside of any CGA. Down-zoned due to proximity to other large agricultural parcels in the Green Valley area. Additional R-1 zoning will add to well/septic issues.
		ZONING	R-1	A	R-1		
CPZ11-UR-13 APPLICANT: Days Range, LLC	TAX MAP: 106 PARCEL: 1, 114 ACRES: 115 ac. LOCATION: s/s of Days Ct & Drummers Pass; north of Montgomery County boundary	COMP PLAN	Rural Neighborhood	Rur. Res. (7.9 ac) Ag/Rural	Rural Residential	BY Motion to restore. PS second. Vote: 3-1-1 (DG opposed; KD absent)	Pre-2010 Plan: Rural Neigh. Plan and R-1 zoning Property is located outside of any CGA. Significant progress made toward the development of the Day's Range development under the prior R-1 zoning.
		ZONING	R-1	R-1 (7.9 ac) A	R-1		
CPZ11-UR-14 APPLICANT: Tuscan Venture Group, LLC	TM: 97 P: 248 ACRES: 11.27 ac. LOCATION: NE quadrant of intersection of MD 75 & MD 80; west of electrical transmission line r.o.w.	COMP PLAN	Gen. Commercial	Ag/Rural	Gen. Commercial	BY Motion to restore. BS second. Vote: 3-1-1 (DG opposed; KD absent)	Pre-2010 Plan: GC Plan and GC zoning Vacant property is located outside of the Monrovia CGA, but was included in pre-2010, larger Monrovia CGA. Re-alignment of MD 75, as proposed in the previously approved PUD, could affect this parcel. Staff would not object to GC land use and zoning on this parcel as part of an expanded Monrovia CGA.
		ZONING	GC	A	GC		
CPZ11-UR-15 APPLICANT: D. Oscar Fuster and Jorge D. Fuster	TAX MAP: 97 PARCEL: 251 ACRES: approx. 1 ac. LOCATION: n/s of MD 80 at eastern intersection with MD 75 (heading south)	COMP PLAN	Gen. Commercial	Ag/Rural	Gen. Commercial	PS Motion to restore. BS second. Vote: 3-1-1 (DG opposed; KD absent)	Pre-2010 Plan: GC Plan and GC zoning Vacant property is located outside of the Monrovia CGA, but was included in pre-2010, larger Monrovia CGA. Staff would not object to GC land use and zoning on this parcel as part of an expanded Monrovia CGA.
		ZONING	GC	A	GC		

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CPZ11-UR-16	TM: P: ACRES: LOCATION: APPLICANT: Peggy Ann Webb, Merhl E. Giesler, Mary L. Fleming and James F. Giesler	COMP PLAN ZONING					Duplicate Request see Case # UR-1
CPZ11-UR-17	TAX MAP: 106 PARCEL: 15 (Lots 1 & 2) ACRES: 50.4 ac. & 74.51 ac. LOCATION: e/s and w/s of MD 75 at intersection with MD 355; adjacent to Montgomery County boundary APPLICANT: Hyattstown Associates, LLC	COMP PLAN ZONING	Rural Community R-1	Ag/Rural A	Rural Residential R-1	BY Motion to restore. BS second. Vote: 3-1-1 (DG opposed; KD absent)	Pre-2010 Plan: Rural Comm. Plan and R-1 zoning Vacant property is located outside of the Urbana CGA. Parcel is split by MD 75 where it intersects with MD 355. Planned re-alignment of MD 75 runs across northern edge of this property. Additional R-1 zoning would add to well/septic issues.
CPZ11-UR-18	TM: 96 P: 58 ACRES: 90.52 ac. LOCATION: e/s of MD 80; west of Big woods Rd; south of Thompson Dr APPLICANT: Madeline E. Main	COMP PLAN ZONING	Ag/Rural (within Urbana CGA) A	Ag/Rural A	Low Density Res. A	BY Motion to restore in CGA only. BS second. Vote: 3-1-1 (DG opposed; KD absent)	Pre-2010 Plan: AgRural Plan and A zoning Not downzoned in 2010. Property is located outside of the Urbana CGA. Approximately 70% of parcel was located within the pre-2010 CGA. Applicant is requesting LDR plan designation and placement in Urbana CGA. Staff would not support LDR plan designation. Expansion of CGA should be examined within the context of a Community Plan update.
CPZ11-UR-19	TAX MAP: 96 PARCEL: 3 ACRES: 152.85 ac. LOCATION: w/s of Tabler Rd; near intersection with MD 355 APPLICANT: Robert S. Wilcom and Barbara W. Wilcom	COMP PLAN ZONING	Ag/Rural Resource Cons. (within Urbana CGA) A	Ag/Rural A	Low Density Res. A	BY Motion to restore in CGA only. PS second. Vote: 3-1-1 (DG opposed; KD absent)	Pre-2010 Plan: AgRural/RC Plan and A zoning Not downzoned in 2010. Property is located outside of the Urbana CGA. Parcel was located within the pre-2010 CGA. Applicant is requesting LDR plan designation and placement in Urbana CGA. Staff would not support LDR plan designation. Expansion of CGA should be examined within the context of a Community Plan update.
CPZ11-UR-20	TM: 96 P: 2 ACRES: 125.14 ac. LOCATION: e/s of Reels Mill Rd at intersection with Araby Church Rd & MD 355 APPLICANT: Steven W. Wilcom	COMP PLAN ZONING	Ag/Rural Resource Cons. (within Urbana CGA) A	Ag/Rural A	Low Density Res. A	PS motion to restore in CGA only. BS second. Vote: 3-1-1 (DG opposed; KD absent)	Pre-2010 Plan: AgRural/RC Plan and A zoning Not downzoned in 2010. Property is located outside of the Urbana CGA. Parcel was located within the pre-2010 CGA. Applicant is requesting LDR plan designation and placement in Urbana CGA. Staff would not support LDR plan designation. Expansion of CGA should be examined within the context of a Community Plan update.

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CASE INFORMATION		PROPERTY		Pre-2010	Existing	Requested	BOCC	Staff Comments
CPZ11-UR-21	APPLICANT: R Triple J Inc.	TAX MAP: 96 PARCEL: 235 ACRES: 50 ac. LOCATION: n/s of Park Mills Rd; between I-270 and MD 355	COMP PLAN	Ag/Rural	Ag/Rural	Low Density Res.	BY Motion to deny. BS second. Vote: 4-0-1 (KD absent)	Pre-2010 Plan: AgRural Plan and A zoning Not downzoned in 2010. Property is located outside of the Urbana CGA. Applicant is requesting LDR plan designation and placement in Urbana CGA. Staff would not support LDR plan designation. Expansion of CGA should be examined within the context of a Community Plan update.
			ZONING	A	A	A		
CPZ11-UR-22	APPLICANT: Amos Denslow Faux-Burhans Trust	TM: 96 P: 221 ACRES: 66.23 ac. LOCATION: south of Ball Rd; northern edge of Urbana Highlands	COMP PLAN	Ag/Rural (within Urbana CGA)	Ag/Rural	Low Density Res.	BY Motion to restore in CGA only. BS second. Vote: 3-1-1 (DG opposed; KD absent)	Pre-2010 Plan: AgRural Plan and A zoning Not downzoned in 2010. Property is located outside of the Urbana CGA. Parcel was located (95%) within the pre-2010 CGA. Applicant is requesting LDR plan designation, R-3 zoning, and placement in Urbana CGA. Staff would not support LDR plan designation or R-3 zoning. Expansion of CGA should be examined within the context of a Community Plan update.
			ZONING	A	A	A		
CPZ11-UR-23	APPLICANT: Calvin B. and Dorothy S.B. Early	TAX MAP: 87 PARCEL: 260 ACRES: 107.77 ac. LOCATION: s/s of Ball RD; north of Urbana Highlands	COMP PLAN	Ag/Rural Resource Cons. (within Urbana CGA)	Ag/Rural	Low Density Res.	PS Motion to restore in CGA only. BS second. Vote: 3-1-1 (DG opposed; KD absent)	Pre-2010 Plan: AgRural/RC Plan and A zoning Not downzoned in 2010. Property is located outside of the Urbana CGA. Parcel was located within the pre-2010 CGA. Applicant is requesting LDR plan designation and R-3 zoning. Staff would not support LDR plan designation or R-3 zoning. Expansion of CGA should be examined within the context of a Community Plan update.
			ZONING	A	A	A		
CPZ11-UR-24	APPLICANT: H.F. Payne Construction Co. Inc.	TM: 106 P: 2 ACRES: 13 ac. LOCATION: south of Cold Brook Dr; west of Browningsville Rd; adjacent to, and access via, Montgomery County boundary	COMP PLAN	Rural Neighborhood	Ag/Rural	Rural Residential	BY Motion to restore. BS second. Vote: 3-1-1 (DG opposed; KD absent)	Pre-2010 Plan: Rural Neigh. Plan and R-1 zoning Property is located outside of any CGA and spans the Frederick & Montgomery County boundary. Access is via Montgomery County roads. Applicant seeks R-1 zoning to complete planned subdivision activity.
			ZONING	R-1	A	R-1		
CPZ11-UR-25	APPLICANT: Howard Payne	TAX MAP: 87 PARCEL: 231 ACRES: 3.01 ac. LOCATION: n/s of Ball Rd; west of Ijamsville Rd; north of Urbana	COMP PLAN	Ag/Rural (within Urbana CGA)	Ag/Rural	Rural Residential	BY Motion to restore in CGA plan only. PS second. Vote: 3-1-1 (DG opposed; KD absent)	Pre-2010 Plan: AgRural Plan and A zoning Not downzoned in 2010. Property is located outside of the Urbana CGA. Parcel was located within the pre-2010 CGA. Applicant is requesting Rural Res. plan designation and R-1 zoning. The A zoning would permit the construction of a single residence on the parcel. Staff does not support R-1 zoning on this parcel.
			ZONING	A	A	R-1		

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CASE INFORMATION	PROPERTY		Pre-2010	Existing	Requested	BOCC	Staff Comments
CPZ11-UR-26 APPLICANT: Payne Investments, LLC	TM: 88 P: 22 ACRES: 82.5 ac. LOCATION: e/s of Ed McClain Rd; west of MD 75; south of village of Monrovia	COMP PLAN	Low Density Res.	Ag/Rural	Low Density Res.	BY Motion to restore LDR only w/ scenario analysis. PS second. Vote: 3-1-1 (DG opposed; KD absent)	Pre-2010 Plan: LDR Plan and PUD zoning Property is located outside of the Monrovia CGA, but was included in pre-2010, larger Monrovia CGA. This parcel was part of the Monrovia Town Center PUD. The PUD project is subject to an ongoing lawsuit.
		ZONING	PUD	A	A		
CPZ11-UR-27 APPLICANT: American Homes Real Estate Corp.	TAX MAP: 97 PARCEL: 37 ACRES: 5.39 ac. LOCATION: e/s of rolling Meadow Ct; n/s of Browningsville Rd	COMP PLAN	Rural Neighborhood	Ag/Rural	Rural Residential	PS Motion to restore. BY second. Vote: 3-1-1 (DG opposed; KD absent)	Pre-2010 Plan: Rural Neigh. Plan and A/R-1 zoning This is a vacant, remainder parcel from surrounding subdivision. Staff would not object to the R-1 zoning, but would prefer 'A' to avoid split zoning of parcel.
		ZONING	A R-1	A	R-1		
CPZ11-UR-28 APPLICANT: Roy Stanley	TM: 97 P: 0000 ACRES: 15.46 ac. (out of 31 ac. total) LOCATION: Northwest quadrant of intersection of MD 75 (north) & MD 80; site of 75/80 Drag Strip	COMP PLAN	Gen. Com. (15.46 ac)	Ag/Rural	Gen. Com. (15.46 ac)	BS Motion to restore. PS second. Vote: 3-1-1 (DG opposed; KD absent)	Pre-2010 Plan: GC Plan and GC zoning Property is located outside of the Monrovia CGA, but was included in pre-2010, larger Monrovia CGA. Though previously zoned GC this parcel was to have been developed as part of the Monrovia Town Center PUD. This parcel is subject to an ongoing lawsuit.
		ZONING	GC (15.46 ac)	A	GC (15.46 ac)		
CPZ11-UR-29 APPLICANT: Roy Stanley, Wilcoms Family Partnership	TAX MAP: 88 PARCEL: 28 ACRES: 17.06 ac. (portion of 115 ac. parcel) LOCATION: n/s of MD 80 near intersection with MD 75 (south); e/s of electrical transmission r.o.w.	COMP PLAN	Gen. Com. (17.06 ac)	Ag/Rural	Gen. Com. (17.06 ac)	PS Motion to restore. BS second. Vote: 3-1-1 (DG opposed; KD absent)	Pre-2010 Plan: GC Plan and GC zoning Property is located outside of the Monrovia CGA, but was included in pre-2010, larger Monrovia CGA. This parcel was not part of the Monrovia Town Center PUD, but its conceptual development was intended to be tied into that development project. Request this parcel as part of an expanded Monrovia CGA. Also requesting restoration of CGA & all Water & Sewer Plan designations (W4, S4) removed as a result of 2010 Comp Plan.
		ZONING	GC (17.06 ac)	A	GC (17.06 ac)		
CPZ11-UR-30 APPLICANT: Fingerboard Properties, LLC	TM: 96 P: 189 ACRES: 4.79 ac. LOCATION: s/s of Worthington Blvd (new MD 355); n/s of MD 80; adjacent to Landon House property	COMP PLAN	Village Center	Village Center	Gen. Commercial	BY Motion to approve the request w/ analysis of MX. PS second. Vote: 4-0-1 (KD absent)	Pre-2010 Plan: VC Plan and VC zoning Not downzoned in 2010. Property is located within the Urbana CGA. Parcel is adjacent to the Landon House site (listed NRHP - 1975). Commercial and mixed use development occurring in vicinity. Staff would not object to GC zoning due to the location and configuration of this parcel.
		ZONING	VC	VC	GC		

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CPZ11-UR-31 APPLICANT: England Hills LLC – Charlie Seymour	TAX MAP: 97 PARCEL: 47 ACRES: 87.87 ac. LOCATION: e/s MD 80; north of Centreville	COMP PLAN	Ag/Rural in CGA Resource Cons.	Ag/Rural	Low Density Res.	PS Motion to restore in CGA only. BS second. Vote: 3-1-1 (DG opposed; KD absent)	Pre-2010 Plan: AgRural/RC Plan and A zoning Not downzoned in 2010. Property is located outside of the Urbana CGA. Parcel was located within the pre-2010 CGA. Applicant is requesting LDR plan designation, previous W&S designations, and placement in Urbana CGA. Staff would not support LDR plan designation or previous W&S designations. Expansion of CGA should be examined within the context of a Community Plan update.
		ZONING	A	A	A		
CPZ11-UR-32 APPLICANT: Tycon Realty LLC – Kevin P. Dolan	TM: 96 P: 38 ACRES: 5.7 ac. LOCATION: NW quadrant of intersection of MD 80 and Urbana Pike (old Md 355); site of Landon House historic property	COMP PLAN	Village Center	Village Center	Mixed Use	BY Motion to deny. DG second. Vote: 4-0-1 (KD absent)	Pre-2010 Plan: VC Plan and VC zoning Not downzoned in 2010. Property is located within the Urbana CGA. House <i>and site</i> are listed in the National Register of Historic Places. Staff would object to GC or MX zoning due to the potential for significant loss of historical integrity for the site.
		ZONING	VC	VC	MX		
CPZ11-UR-33 APPLICANT: Turning Point Inn LLC – Charlie Seymour	TAX MAP: 96 PARCEL: 39 ACRES: 4.26 ac. LOCATION: Southeast quadrant of intersection of MD 80 and Urbana Parkway; east of roundabout	COMP PLAN	Village Center	Village Center	Mixed Use	BY Motion to approve the request. PS second. Vote: 3-1-1 (DG opposed; KD absent)	Pre-2010 Plan: VC Plan and VC zoning Not downzoned in 2010. Property is located within the Urbana CGA. Parcel contains a small commercial center. Staff would not object to MX zoning due to the location of this parcel, the existing development on-site, and the ability for its development to occur in concert with the adjacent P.247 (aka P. 48).
		ZONING	VC	VC	MX		
CPZ11-UR-34 APPLICANT: Turning Point Inn LLC – Charlie Seymour	TM: 96 P: 247 ACRES: 1.38 ac. LOCATION: Southeast quadrant of intersection of MD 80 and Urbana Parkway; adjacent to roundabout	COMP PLAN	Village Center Office/Resch./Ind.	Village Center Office/Resch./Ind.	Mixed Use	BY Motion to approve request. PS second. Vote: 4-0-1 (KD absent)	Pre-2010 Plan: VC/ORI Plan and VC/ORI zoning Not downzoned in 2010. Property is located within the Urbana CGA. Parcel boundaries 'shifted' to the east when roundabout was built. A bank structure currently occupies the site. Staff would not object to MX zoning due to the location of this parcel, the existing development on-site, and the ability for its development to occur in concert with the adjacent P.39.
		ZONING	VC ORI	VC	MX		
CPZ11-UR-35 APPLICANT: Urbana Volunteer Fire Department, c/o Jim May, Chief	TAX MAP: 96 PARCEL: 198 ACRES: 15.73 ac. LOCATION: w/s of 'old' MD 355/Urbana Pike; fire station property; north of, and adjacent to, Urbana Elementary	COMP PLAN	Village Center	Village Center	Mixed Use	BY Motion to approve request. PS second. Vote: 3-1-1 (DG opposed; KD absent)	Pre-2010 Plan: VC Plan and VC zoning Not downzoned in 2010. Property is located within the Urbana CGA. Parcel is adjacent to Urbana Elementary on south, and to electric substation on north side. Both sites zoned R-1. Staff believes the VC is appropriate given the size and configuration of this parcel and the scale and intensity of surrounding uses as well as the limited direct vehicular access necessary to support larger scale development.
		ZONING	VC	VC	MX		

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CPZ11-UR-36	APPLICANT: Joseph Knott	TM: 96 P: 174 ACRES: 35,283 s.f. LOCATION: s/s of Urbana Pike; between Urbana Church Rd & Sugarloaf Pkwy	COMP PLAN	Village Center	Village Center	Mixed Use	BY Motion to approve request. PS second. Vote: 3-1-1 (DG opposed; KD absent)	Pre-2010 Plan: VC Plan and VC zoning Not downzoned in 2010. Property is located within the Urbana CGA. Parcel contains a 2800 s.f. storage garage. Staff would not object to MX zoning due to the location of this parcel and the ability for its development to occur in concert with the adjacent P.34. If GC or MX zoning is applied, careful consideration should be given to the size, scale, and intensity of structures and uses at the time of site development.
			ZONING	VC	VC	MX		
CPZ11-UR-37	APPLICANT: G&K Corporation, R. Hood Geisbert, III / Joe Knott	TAX MAP: 96 PARCEL: 34 ACRES: 2.48 ac. LOCATION: s/s of Urbana Pike; between Urbana Church Rd & Sugarloaf Pkwy	COMP PLAN	Village Center	Village Center	Mixed Use	BY Motion to approve request. PS second. Vote: 3-1-1 (DG opposed; KD absent)	Pre-2010 Plan: VC Plan and VC zoning Not downzoned in 2010. Property is located within the Urbana CGA. Parcel contains a 2800 s.f. storage garage. Staff would not object to MX zoning due to the location and configuration of this parcel and the ability for its development to occur in concert with the adjacent P.174. If GC or MX zoning is applied, site plan should consider the size, scale, and intensity of development.
			ZONING	VC	VC	MX		
CPZ11-UR-38	APPLICANT: Roy Stanley	TM: 97 P: 0000 ACRES: 20.745 ac. (of approx. 31 ac. Total) LOCATION: Northwest quadrant of intersection of MD 75 (north) & MD 80; site of 75/80 Drag Strip	COMP PLAN	Low Density Res.	Ag/Rural	LDR (20.745 ac)	BY Motion to restore LDR only w/ scenario analysis. PS second. Vote: 3-1-1 (DG opposed; KD absent)	Pre-2010 Plan: LDR Plan and PUD zoning Property is located outside of the Monrovia CGA, but was included in pre-2010, larger Monrovia CGA. This parcel was part of the Monrovia Town Center PUD. A 'Kart' track as well as a portion of the dragway currently occupy the site. The PUD project is subject to an ongoing lawsuit.
			ZONING	PUD	A	A		
CPZ11-UR-39	APPLICANT: Pleasants Investments, LP	TAX MAP: 105 PARCEL: 27 ACRES: 183.81 ac. (area of change request: 90+ ac.) LOCATION: n/s of Mott Rd; between MD 355 and Doctor Perry Rd; south of Urbana	COMP PLAN	Limited Ind. (90 ac) O/R/I (93.81 ac)	Limited Ind. (90 ac) O/R/I (93.81 ac)	General Ind. (90 ac) O/R/I (93.81 ac)	BY Motion to deny w/ analysis. PS second. Vote: 4-0-1 (KD absent)	Pre-2010 Plan: LI/ORI Plan and LI/ORI zoning Not downzoned in 2010. Property is located within the Urbana CGA. Seeking to change majority of LI zoning to GI. Staff would not support shift to GI zoning at this time. Any potential changes in land use or zoning of this area should be examined within the context of a Community & Corridor Plan update.
			ZONING	LI (90 ac) ORI (93.81 ac)	LI (90 ac) ORI (93.81 ac)	GI (90 ac) ORI (93.81 ac)		
CPZ11-UR-40	APPLICANT: Jacob R. Ramsburg, Jr., et al	TM: 96 P: 69 ACRES: 125.8 ac. LOCATION: w/s of Roderick Rd.; near Layton Ct; southwest of Urbana	COMP PLAN	Ag/Rural Resource Cons.	Ag/Rural	Rural Residential	DG Motion to deny w/ analysis. BY second. Vote: 2-1-1 (PS opposed; BS abstained; KD absent)	Pre-2010 Plan: AgRural/RC Plan and A zoning Not downzoned in 2010. Property is located outside of the Urbana CGA. Property has used all of its Ag subdivision rights. Staff does not support rezoning of this parcel.
			ZONING	A	A	R-1		

URBANA REGION

CASE INFORMATION	PROPERTY		Pre-2010	Existing	Requested	BOCC	Staff Comments
CPZ11-UR-41 APPLICANT: Global Mission Church of Greater Washington, SBC	TAX MAP: 111 PARCEL: 36 ACRES: 8.5 ac. LOCATION: Between Slate Quarry Rd & I-270; southern parcel edge adjacent to Montgomery county line	COMP PLAN	Ag/Rural Resource Cons.	Natural Resource	Nat. Resrce. (5.5 ac) Ag/Rural (3 ac)	BY Motion to restore. BS second. Vote: 3-1-1 (DG opposed;KD absent)	Pre-2010 Plan: AgRural/RC Plan and A zoning Property is located outside of the Urbana CGA. Portion of parcel was rezoned from A to RC in 2010 Plan to reflect revised 100-year floodplain. Applicant is requesting that entire parcel be planned AgRural and zoned A. RC zoning does not affect either the access or proposal for a church on the adjoining parcel.
		ZONING	A	RC	RC (5.5 ac) A (3 ac)		
CPZ11-UR-42 APPLICANT: Global Mission Church of Greater Washington, SBC	TM: 105 P: 109 ACRES: 78.87 ac. LOCATION: w/s of I-270; south of Doctor Perry Rd	COMP PLAN	Ag/Rural Resource Cons.	Ag/Rural (72.57 ac) Nat. Resrce. (6.3 ac)	Ag/Rural (78.87 ac)	BY Motion to restore only. BS second. Vote: 3-1-1 (DG opposed; KD absent)	Pre-2010 Plan: AgRural/RC Plan and A zoning Small portion of parcel was rezoned from A to RC in 2010 Plan to reflect existing forest area and revised 100-year floodplain. A Site Plan application to construct a place of worship on the site that was filed in December 2008 has not yet been approved. Applicant is requesting that entire parcel be planned AgRural and zoned A. RC zoning on a portion of the parcel does not affect proposal for a church.
		ZONING	A	A (72.57 ac) RC (6.3 ac)	A (78.87 ac)		
CPZ11-UR-43 APPLICANT: Adel Development Company, LLC	TAX MAP: 97 PARCEL: 217 ACRES: 21.33 ac. LOCATION: s/s of MD 80; at intersection of MD 75 (north) and MD 80	COMP PLAN	Gen. Commercial	Ag/Rural	Gen. Commercial	PS Motion to approve request for entire parcel. BS second. Vote: 3-1-1 (DG opposed;KD absent)	Pre-2010 Plan: GC Plan and GC zoning Property is located outside of the Monrovia CGA, but was included in pre-2010, larger Monrovia CGA. This parcel was not part of the Monrovia Town Center PUD. A portion of the relocated MD 75 alignment passes through the northeastern corner of the parcel. Staff would not object to a restoration of land use and zoning on this parcel as part of an expanded Monrovia CGA. Staff would not object to extending the GC zoning to entirety of parcel due to impacts as a result of MD75/MD80 realignment.
		ZONING	GC	A	GC		
CPZ11-UR-44 APPLICANT: Roy Stanley	TM: 88 P: 27 ACRES: 135.83 ac. LOCATION: Between Ed McClain Rd & MD 75; north of and adjacent to 75/80 Drag Strip	COMP PLAN	Low Density Res.	Ag/Rural	Low Density Res.	BY Motion to restore LDR only w/ scenario analysis. BS second. Vote: 3-1-1 (DG opposed; KD absent)	Pre-2010 Plan: LDR Plan and PUD zoning Property is located outside of the Monrovia CGA, but was included in pre-2010, larger Monrovia CGA. This parcel was part of the Monrovia Town Center PUD. A planned collector road connecting Ed McClain Rd and MD 75 passes through the center of this property. The PUD project is subject to an ongoing lawsuit.
		ZONING	PUD	A	A		
CPZ11-UR-45 APPLICANT: Roy Stanley	TAX MAP: 88 PARCEL: 28 ACRES: 96.47 ac. LOCATION: e/s of MD 75; north of MD 80; split by power transmission r.o.w.	COMP PLAN	Low Density Res.	Ag/Rural	Low Density Res.	BS Motion to restore LDR only w/ scenario analysis. PS second. Vote: 3-1-1 (DG opposed; KD absent)	Pre-2010 Plan: LDR Plan and PUD zoning Property is located outside of the Monrovia CGA, but was included in pre-2010, larger Monrovia CGA. This parcel was part of the Monrovia Town Center PUD and is bifurcated by electrical transmission lines . The PUD project is subject to an ongoing lawsuit.
		ZONING	PUD	A	A		

URBANA REGION

CASE INFORMATION	PROPERTY		Pre-2010	Existing	Requested	BOCC	Staff Comments
CPZ11-UR-46 APPLICANT: Roy Stanley, 75/80 Dragway, Inc.	TM: 88 P: 127 ACRES: 65.1 ac. LOCATION: s/s of Weller Rd; north of tranquility Ct; split by power transmission r.o.w.	COMP PLAN	Low Density Res.	Ag/Rural	Low Density Res.	BS Motion to restore LDR only w/ scenario analysis. PS second. Vote: 3-1-1 (DG opposed; KD absent)	Pre-2010 Plan: LDR Plan and PUD zoning Property is located outside of the Monrovia CGA, but was included in pre-2010, larger Monrovia CGA. This parcel was part of the Monrovia Town Center PUD and is bifurcated by electrical transmission lines. The PUD project is subject to an ongoing lawsuit.
		ZONING	PUD	A	A		
CPZ11-UR-47 APPLICANT: Marshall Davis	TM: 96 P: 4 ACRES: 290 ac. LOCATION: e/s of Tabler Rd.	COMP PLAN	Ag/Rural in Urbana CGA	Ag/Rural	Low Density Res.	BS Motion to restore in CGA only. PS second. Vote: 3-1-1 (DG opposed; KD absent)	Pre-2010 Plan: Ag/Rural in Urbana CGA on Plan and A zoning New request.
		ZONING	A	A	A		
CPZ11-UR-48 APPLICANT: Roy Stanley,	TM: 88 P: 21 ACRES: 2 ac. LOCATION: e/s of Ed McClain Rd.	COMP PLAN	Low Density Res.	Ag/Rural	Low Density Res.	BY Motion to restore LDR only. BS second. Vote: 3-1-1 (DG opposed; KD absent)	Pre-2010 Plan: LDR Plan and R-3 zoning in Monrovia CGA New Request. This is a panhandle parcel that was completely surrounded by the Monrovia Town Center PUD.
		ZONING	R-3	A	A		